149.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	715,100 / 715,100
					USE VALUE:	715,100 / 715,100
					ASSESSED:	715,100 / 715,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILAZZO JOHN J/ETAL
Owner 2:	BILAZZO TAMIE T
Owner 3:	
Street 1:	79 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,581 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Aluminum Exterior and 2223 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5581.000	303,900		411,200	715,100
Total Card	0.128	303,900		411,200	715,100
Total Parcel	0.128	303,900		411,200	715,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.68 | /Parcel: 321.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97950

GIS Ref

GIS Ref

Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0003-0002.0

!11629!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,900	0	5,581.	411,200	715,100	715,100	Year End Roll	12/18/2019
2019	101	FV	241,000	0	5,581.	411,200	652,200	652,200	Year End Roll	1/3/2019
2018	101	FV	228,900	0	5,581.	364,200	593,100	593,100	Year End Roll	12/20/2017
2017	101	FV	228,900	0	5,581.	305,500	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	228,900	0	5,581.	305,500	534,400	534,400	Year End	1/4/2016
2015	101	FV	216,100	0	5,581.	264,300	480,400	480,400	Year End Roll	12/11/2014
2014	101	FV	216,100	0	5,581.	255,500	471,600	471,600	Year End Roll	12/16/2013
2013	101	FV	216,100	0	5,581.	243,200	459,300	459,300		12/13/2012

PRINT

Date	Time
12/11/20	01:46:24

LAST REV

Date	Time
05/14/18	13:30:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11629

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH EDNA	1144-35		8/1/1995		187,000	No	No		Y

USER DEFINED

Prior Id # 1:	97950
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Meas/Inspect	CC	Chris C
1/21/2009	Meas/Inspect	336	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5581		Sq. Ft.	Site		0	70.	1.05	8									411,200						411,200	

Total AC/HA: 0.12812 | Total SF/SM: 5581 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,200 | Spl Credit | Total: 411,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28790998
Const Adj.:	0.99989998
Adj $ / SQ:	167.412
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440431
Depreciation:	136534
Depreciated Total:	303897

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

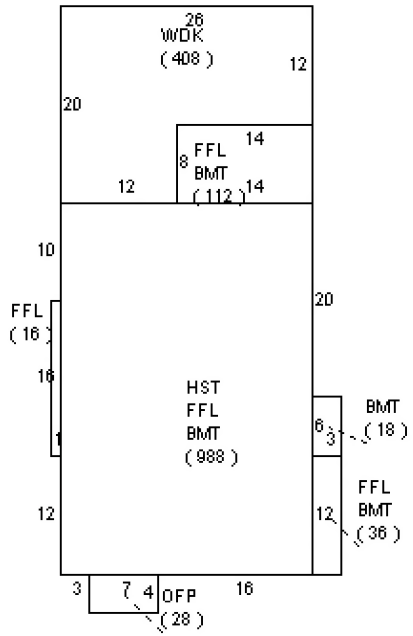
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.41
Special Features:	0	Val/Su Net:	93.91
Final Total:	303900	Val/Su SzAd	184.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,154	69.060	79,692
FFL	First Floor	1,152	167.410	192,858
HST	Half Story	494	167.410	82,701
WDK	Deck	408	8.450	3,448
OFP	Open Porch	28	44.000	1,232

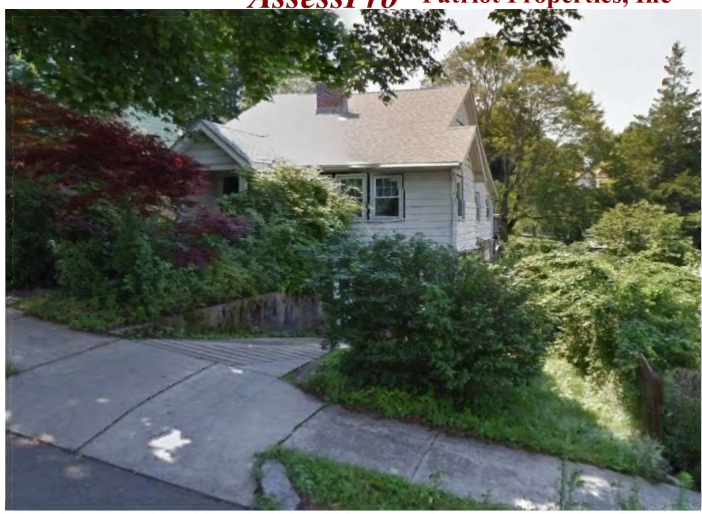
Net Sketched Area:	3,236			Total:	359,931
Size Ad	1646	Gross Are	3730	FinArea	2223

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: